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February 22, 2018

AMENDMENT #1 – RFP-005-2018 (P) Design Build for Temporary Educational Facilities on the islands of St. Croix, St. John and St. Thomas, U.S. Virgin Islands

INSERT: Questions & Answers

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

BIDDERS MUST ACKNOWLEDGE RECEIPT OF THIS AMENDMENT WITH THEIR BID PROPOSAL.

Questions & Answers:

Question 1: Does the Preferred Bidder's Act described in "Instructions to Proposers" Section O – Lines 2, 3 and 4 apply to this contract?

Response: Yes. The Preferred Bidder's Act applies to this contract.

Question 2: As per existing statute, how will liquidated damages be assessed for this project?

Response: Liquidated Damages (LD) will be assessed IAW 31 V.I.C. § 242-87 (a).

Question 3: Where is the proposed temporary facilities site location for the Curriculum Center as listed in Attachment B? The listed location only has the Plot Number and not the estate.

Response: Estate Nazareth (West of the Kean Running Track and East of the Public Pool near Red-Hook).

Question 4: Unit sizes are approximately 28' x 30' (840 SF) in the current RFP. The SG Blocks based system is based off a standard 40' and 20' ESR certified Container with 8' widths. This will allow for Cost effective approaches and assist in adhering to a desire for Green measures.

- Utilizing 3 SG Blocks would create a 40' x 24' footprint, is this an acceptable size for the RFP?
- Another SG Blocks approach is a Container and Infill system creating a building that has 40' x 21' (840 SF) Classroom. Is this an acceptable size?

Response: Shipping Containers not will be considered.

Question 5: Roof Pitch of 4/12. We will meet the requirement as stated of 4/12 but desire to know if this is a hard and fast objective.

Response: Shed roofs are acceptable at 1/8" per foot minimum slope.

Question 6: Because of the nature of modular construction the flatter roof can be more efficient. Is this acceptable?

Response: Flat roofs are not acceptable.

Question 7: SG Blocks shipping containers are made from Corten steel. The RFP indicates no Steel sidewalls but rather wood ship Lap. Our product is intended for the harsh dynamic maritime life at sea for decades. Again, we will meet the requirement as stated but desire to know if this is also hard and fast requirement?

Response: Shipping Containers not will be considered.

Question 8: In the RFP & at the pre-bid meeting the mechanical systems of the temporary facilities were discussed and stated to be required to be split-system units. Typically, this type of system can satisfy the cooling requirements of the units, however, how can proper ventilation standards be met? ASHRAE 62.1 & 2015 International Mechanical Code both require fresh air equivalent to 10 cubic ft. per minute per student PLUS an additional .12 cubic feet per minute per sq. ft. of floor area. Also, without introducing additional fresh air into the structure, how would a slightly positive pressure be achieved as prescribed for in the IMC? There is some type of split systems that exist (and has dehumidification) made up of essentially a split-system with a stand- alone ERV to account for required ventilation. These types of systems are complex and very expensive. So, I guess our question is; do the fresh air requirements from the IMC & ASHRAE 62.1 for educational facilities need to be followed? If they do indeed need to be followed; will The District consider vertical wall mounted packaged units? These units can be provided with protective coatings on all parts to withstand the corrosive nature of the sea air, are economical, widely available, and can provide both the IMC required ventilation utilizing ERV's, and dehumidification for internal moisture control. Please advise.

Response: You may use Split Systems. There will be a policy in place to meet the required ventilation needs.

Question 9: In order to meet the accelerated schedule required for contract completion, will re-manufactured units be considered? Essentially, what this process would consist of is: demolishing existing classroom units down to their structural steel skeleton, an independent third-party inspection and approval of the skeleton, replacing structural members when/if necessary, applying the proper ASTM A780 compliant anti-corrosive coatings, and then re-building the units utilizing all new RFP compliant materials. This would save cost, but more importantly would greatly save needed time to meet the 8/28/2018 completion date.

Response: No, Remanufactured Units will not be considered. Only New Units will be accepted.

Question 10: Attachment #A indicates a classroom size of approximately 28'x30'. Please confirm that the bidders can vary from these dimensions as long as a minimum of 840 square feet per classroom is provided. This will be helpful both logistically and economically.

Response: Yes, bidders can vary from those dimension as along as a minimum of 840 square feet per classroom is provided.

Question 11: Please confirm that a low slope roofing system with white EPDM will be acceptable in lieu of a 4:12 pitched roof, as long as the roof system meets the structural and wind speed requirements for the region, and can be proven via structural calculations.

Response: The minimum slope can be 1/8" per foot from front to back (Shed Roof).

Question 12: Will ADA access be required for every classroom building or just a select number?

Response: Yes, ADA access is required for every classroom.

Question 13: Will a single panel box be acceptable for each modular unit? A single panel box is typical for modular structures of this nature and can be either interior or exterior mounted as long as it is compliant with NFPA 70 (NEC).

Response: Yes, a single panel box is acceptable, but only Interior Panels.

Question 14: Please confirm that all classrooms are to be "dry", and that required restroom facilities will be grouped together in separate modular units, or if bathrooms are required in the modular units how many are desired.

Response: This should be determined by your Architect.

Question 15: Please confirm that in the event of conflict, the RFP and attachments take precedence over the conception site layouts presentation.

Response: Yes, the RFP and attachments take precedence over the conception site layout presentation.

Question 16: Will concrete anchors be acceptable in lieu of weld plates as long as they meet the uplift requirements for the region?

Response: Yes, concrete anchors are acceptable.

Question 17: Will hardieboard exterior siding be acceptable as it is a cementitious product and termite resistant ilo of wood as described in the RFP?

Response: Yes, hardieboard exterior siding is acceptable.

Question 18: Please confirm that the bidders should assume 4000 PSF soil bearing capacity at each site.

Response: Confirmed. You may assume 2000 PSF soil bearing capacity for the Virgin Islands.

Question 19: Will skirting be required for the modular classroom units as required in NFPA 13? If yes, what type of skirt material is desired?

Response: Yes, to match building exterior.

Question 20: Please confirm that the International Plumbing Code (IPC) can be utilized in lieu of the Uniform Plumbing Code listed in Attachment #A.

Response: Confirmed. Use the Uniform Plumbing Code.

Question 21: Please confirm that all local permitting fees will be waived.

Response: Yes. All local permitting fees will be waived.

Question 22: Will excise taxes be assessed on the modular classroom units? Will Gross receipt tax be assessed?

Response: Excise and Gross Receipt taxes will be assessed.

Question 23: What will be the Liquidated Damage assessment per day on this project?

Response: Liquidated Damages (LD) will be assessed IAW 31 V.I.C. § 242-87 (a).

Question 24: Must both prime contractors and subcontractors be registered to do business in the Virgin Islands at the time of bid or can registration be made after award?

Response: Respondent has up to ten (10) business days after award to obtain required license(s) to conduct business in the Virgin Islands. However, per section B (Project Design Process Overview) page 8 of 15 of the RFP, "The services of a qualified & locally licensed Architectural and Engineering (A/E) Firm with specific experience in the development of modern educational facilities within the U.S. Virgin Islands is sought through this competitive RFP bid process." Also, per section B (Construction Phase Services #1) page 10 of 15, "The proponent shall hire locally licensed Contractors. In the event no locally licensed Contractor(s) are available, the Proponent shall secure a VI Contractor's license as required by the Department of Licensing and Consumer Affairs ("DLCA")."

Question 25: Whose responsibility is it to restore the work area's after the project is completed?

Response: It is the contractor's responsibility to restore the work area(s) after the project is completed.

Question 26: Will there be any work hour restrictions or days?

Response: No, there will be no work hour restrictions or days..

Question 27: Will there be a separate list showing total area requirements for the various sprung structures at each school?

Response: This listing will be determined by your Architect.

Question 28: Is there an acceleration bonus?

Response: No, there is no acceleration bonus.

Question 29: For some of the modular units, non-standard facilities are going to be required (like labs) but may not be identified until after the initial meetings with school staff. How will these changes in scope be addressed.

Response: Changes in the scope will be addressed through an amendment to the executed contract.

Question 30: Who will be responsible for site security?

Response: The Contractor will be responsible for site security.

Question 31: Are there provisions to address mobilization costs/payment related to manufacture of facilities?

Response: Yes, provisions to address mobilization costs/payment related to manufacture of the facilities will be considered.

Question 32: Given the likely need for off-island resources, how should housing and per diem costs be addressed?

Response: Housing and Per Diem Costs must be included within your General Conditions' Costs.

Question 33: What are the road conditions to the different school sites? If required, will road repairs be completed prior to the start of construction?

Response: Road conditions vary, please do a road assessment drive through. Moreover, road repairs will not be completed prior to the start of Construction.

Question 34: According to Item 3 of the Overall Objectives, "Provide flexible facility solution(s) to meet different classroom needs for students ranging from Kindergarten to Grade 12 to include meeting all Special needs requirements." Please provide the details of the special needs requirements. Is there a per site requirement?

Response: This should be determined by your Architect.

Question 35: Please confirm that all sites will have electricity and water at the start of construction. If not, please list, which sites will not and whether or not it is the contractor's responsibility to provide.

Response: Some sites may or may not have water/and/or electricity. Final determination will be made during your preparations of drawings.

Question 36: Who is responsible for paying for the costs associated with road closures during hauling of materials?

Response: The awarded Contractor will be responsible for bearing that cost.

Question 37: Please confirm that it is not the contractor's responsibility to clean the site of any hurricane-related debris prior to construction.

Response: All site preparations and clean-up work is the Contractor's responsibilities.

Question 38: The RFP states that Part II: Cost proposal should include: "1. Architectural Engineering Work; 2. Manufacturing & Shipping Costs of Structures; and 3. Site Construction Preparation Costs; and 4. Installation of all Structures Costs. 5. (List any other breakdown not cited above but anticipated or required as subcomponents of the above three overall efforts.) 6. The cost proposal shall also specify a break-out of overhead and profit costs within each subcategory listed above." At the pre-bid meeting and in public articles, the Department of Education and Department of Property and Procurement stated that they would like to see a price per square foot. Please confirm how costs should be presented in our proposal.

Response: Costs should be provided as detailed in Part II and, also per square foot.

Question 39: Attachment A, Item 20 states that, "The various units' structural calculation booklet(s) and schematic design drawings will be provided to VIDE & DPNR for review & approval prior to commencing construction of the Temporary Buildings." Please confirm that the contractor is to provide these deliverables prior to commencing fabrication.

Response: Yes, the Contractor should provide the deliverables prior to fabrication.

Question 40: 8. Attachment A, Item 21 states that, "All exterior steel on the units will rust-coated." Because "rust-coated" is not an industry standard term, please reference the exact specification/requirement for rust coating.

Response: Hot-dipped G90 or Zinc Coated is acceptable.

Question 41: "Concerning the RFP requirement to provide "written consent" from an authorized representative for Project References, will the Virgin Islands Department of Education and P&P consider removing the "notary requirement" to lessen the burden on our client points of contact?"

Response: A notarized written consent for references is no longer required. However, three (3) project references must be submitted with response to RFP.

Question 42: Based on the bonding requirements identified in the RFP, please confirm that this a Firm Fixed Price contract or provide the Government's intent for the contracting mechanism.

Response: It is a Firm Fixed Price Contract.

Question 43: Portable classrooms do not appear to require restrooms (it appears restrooms are indicated as stand-alone portables where required). Is this correct and should it be assumed that all classrooms will have potable water for drinking fountains (or water dispensing units)?

Response: This should be determined by your Architect.

Question 44: Where cafeterias require kitchens, please provide more detail in regards to the type and size of equipment and power requirements?

Response: This should be determined by your Architect.

Question 45: Will the sprung structure gymnasiums be a wide open space or require restrooms/lockers/changing areas? Will the gymnasiums require bleachers?

Response: This should be determined by your Architect.

Question 46: Per the pre-bid meeting, it was discussed to use the existing tennis courts as part of the floor for the gym. Please provide the location and rough dimensions of the tennis courts.

Response: The location on site at Charlotte Amalie High School can be found and the existing slab is approximately 120' by 120'.

Question 47: Will the sprung structure Administration require an open office plan? Will it include any restrooms/closed offices, and storage areas?

Response: This should be determined by your Architect.

Question 48: Are existing utilities available at each site and with ample capacity? This includes potable water, firewater, sanitary sewer, and power?

Response: This should be determined by your Architect.

Question 49: Will electrical power be available at each site as new services from existing local utilities?

Response: Electrical power will be available.

Question 50: The RFP states that electrical is to be provided. Does this include other electrical/communications systems such as telephone, internet, PA, site lighting, security system, and/or security cameras?

Response: Yes, it includes all of the above.

Question 51: The RFP states that, “The roof pitch should be minimally 4/12.” However, the RFP also states that a “roofing skin must be minimally proven silicone roofing skin.” This roofing skin is referencing a membrane-type roof material that is typically specified more towards low-sloped roofs (i.e., 2:12). A 2:12 pitch is more standard and is better for shipping and handling. Is there flexibility in lowering the pitch from 4:12 to 2:12 to facilitate shipping and handling of the modular units and provide a more efficient best-value solution?

Response: A 2:12 roof pitch is acceptable.

Question 52: Under Section J - Contents of Proposal, can you clarify how many Project References are required?

Response: Three.

Question 53: For Project References, is there an allowable alternative to “notarized written consent from the authorized representative”? This is in case we have challenges in getting timely response from any of our references.

Response: A notarized written consent for references is no longer required. However, three (3) project references must be submitted with response to RFP.